

Environmental Summary Report: *Whalers Village*

4/17/2020

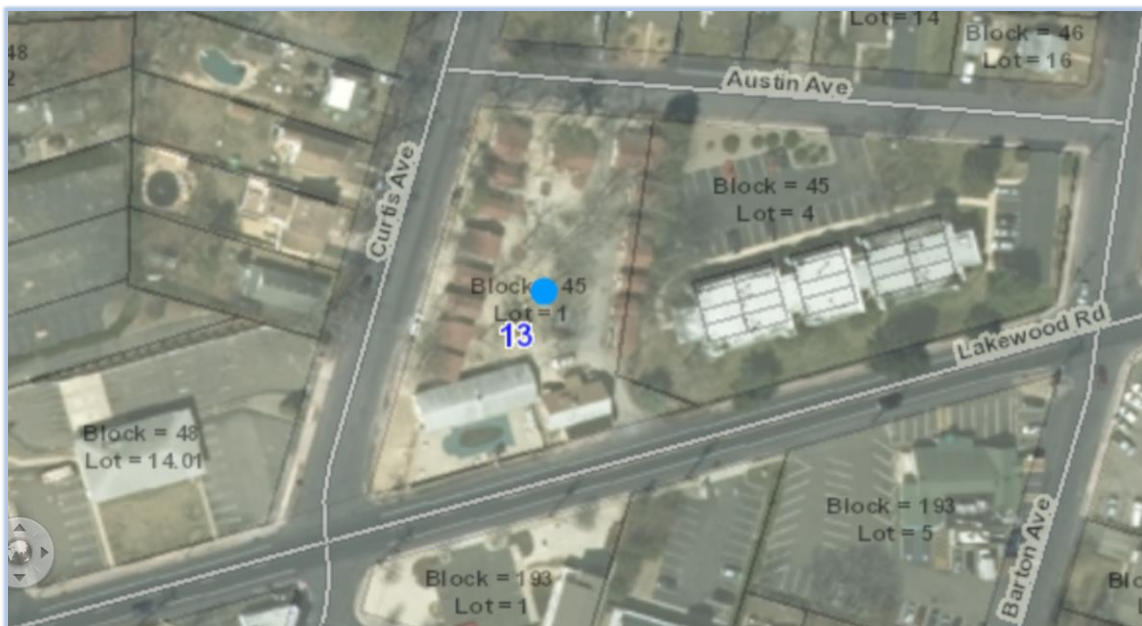
CGC-201

Prepared By: Matthew Robinson, P.E.

Location: Lot 1, Block 45 Point Pleasant, NJ

Property Summary:

The property in question which is proposed to be redeveloped into multifamily housing is presently the *Wenke's Motel* located at 2613 State Highway 88, Point Pleasant, Ocean County, New Jersey, and designated as Block 45 and Lot 1 (the site). The Site is an irregularly-shaped parcel that encompasses approximately 0.9 acres within a mixed-use neighborhood of Point Pleasant, New Jersey. The Site is bordered by State Highway 88 & commercial property to the south, Curtis Avenue to the west with commercial & single family residential, and Austin Avenue with single family residential to the north. The Ocean Pines Condominiums border the Site to the east. One large, 5-unit motel building & a house border a swimming pool area on the southern end of the Site with thirteen cabin-style dwellings, trees, and a parking area encompassing the remainder of the property. Most of the Site is covered by the various structures along with impervious pavement, concrete, and compacted gravel.



Aerial Image

Redevelopment of the property is proposed with five (5) buildings containing a total of 24 residential apartment units. The site improvements will include the residential structures along with associated parking areas, utility infrastructure, and landscaped areas.

Site Conditions:

Adjacent Properties:

The Ocean Pines Condominium complex is located on the adjacent property to the east, Fin's Restaurant is located across Curtis Avenue to the west, a medical office is located across State Highway 88 to the south, and residential houses are located to the north across Austin Avenue.

Flood Zone:

According to the Federal Emergency Management Agency (FEMA) map (#34029C0204F), the Site is located outside of the 100-year flood plain within zone X.

Soil Conditions:

Per the US Department of Agriculture Soil Conservation Service National Cooperative Soil Survey, the dominant soil at the Site is classified as Lakehurst sand. Lakehurst sand is a class A hydric soil composed of coarse-grained sands and gravels with well drained infiltration rates.

Fill Material:

Based upon review of aerial photographs, Sanborn and topographic maps, the "Historic Fill of the Point Pleasant Quadrangle – 2004" prepared by the New Jersey Geological Survey (NJGS) the Site does not appear to have been filled.

Utilities:

Located within a designated Sanitary Sewer Service Area, the site is serviced by public utilities including; potable water by Point Pleasant Water Department, Sanitary Sewer thru the Municipality & Ocean County Utilities Authority, Natural gas by NJNG, & Electric service thru JCPL.

Wetlands:

According to the National Wetlands Inventory map & review of the NJDEP GeoWeb database, wetlands are not located at the property nor were any apparent wetland areas observed onsite.

Hazardous Materials:

No evidence of hazardous materials storage or use was observed, nor is any proposed.

Waste Disposal:

No waste disposal areas (dumps, landfills, etc.) were identified at the Site. Generated waste is typically presently placed in a gated area containing garbage and recycling cans before being disposed of by Point Pleasant Borough on a weekly basis. Upon redevelopment of the property waste will be stored within a designated area for collection and appropriate disposal.

Lot Coverage:

The site is presently fully developed with 15 separate buildings, parking and a swimming pool. Some small areas of landscaping along with several trees are also present. The site contains approximately 82% of existing impervious cover made up of the buildings, asphalt areas, and densely compact gravel parking areas and driveways. The proposed development will reduce impervious cover slightly with 75% proposed made up of the buildings, walkways & parking areas. The redevelopment will therefore reduce coverage onsite slightly and replace the remaining areas with lawn and landscape beds.

Stormwater Runoff:

Stormwater from the site presently flows to adjacent streets where it is collected within inlets located at Curtis Avenue's intersection with both Austin & Rt. 88. The proposed redevelopment provides an improved collection network with additional yard inlets and catch basins proposed in both the parking areas and Curtis Ave. Impervious coverage and therefore runoff from the property will also be reduced.

Streams / Watershed:

There are no streams or regulated water bodies located either onsite or in the immediate vicinity of the property which is located within the Metedeconk River Watershed & greater Barnegat Bay Watershed Management Area & Atlantic Coast Water Region.

Vegetation:

While onsite vegetation is limited, there are several large mature trees in varying states of health located on the property which will unfortunately be removed to allow for redevelopment. The proposal will mitigate this loss by both planting replacement trees providing for an increase in the net landscaped area with +/- 25% of the site proposed to become either lawn or landscaped beds.

Transportation:

The property presently contains parking for passenger vehicles and the redevelopment will also with 48 parking spaces provided vs. a requirement of 46. The proposal will also provide for accessibility for the handicapped with two designated parking spaces and fully accessible sidewalk areas. In addition, public transport is available directly offsite with a NJ Transit bus stop located on Rt. 88 at the Curtis Ave intersection.

Construction Impact:

Construction activities will be temporary and will be completed in accordance with borough ordinances and other regulatory requirements including providing soil erosion and sediment control measures and working within appropriate hours etc.

Planning Area:

The property is located within a Suburban Planning area (PA 2) and designated as an *Area for Growth* as per the State Development & Redevelopment Plan.

Conclusion:

The property is presently fully developed with an outdated 24-unit motel operation which is proposed to be replaced with a multifamily residential complex also containing 24 units. The project is not located within any environmentally sensitive area and is serviced by public utilities with direct access to adjacent roadways requiring no offsite extensions. While temporary construction activities will occur, the proposed project will reduce impervious coverage, increase landscape areas, & improve stormwater collection etc. Therefore, the property is an appropriate location for the project with no significant environmental impacts resulting due to redevelopment of the site.

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